

Town of Richmond Zoning Board of Appeals Meeting Minutes Tuesday, August 15, 2023

ATTENDEES:

Wayne Ohl	Chairman	Present
Mary Beth Sauerteig	Member	Absent
Jared Ransom	Member	Present
Mabel Storke	Member	Present
Andy Evenski	Vice-Chairman	Absent
John Goff Jr.	Alternate Member	Present
Alison Flynn	Secretary	Present

Public: Stephen Smith, Peter Fernandez, George and Pam McKay, Dave Richardson, Melvin Flynn and Devan Cornish (Town Board Member).

Chairman Ohl called the meeting to order with the pledge of allegiance.

Mabel Storke made a motion to approve the July 18, 2023 meeting minutes, John Goff Jr. seconded the motion, approved unanimously.

Public Hearings:

Applicant Susan and William Clark for a Special Use permit for property location at 5346 Burns Point to change the use of the existing detached wood frame garage to a bunk house in an B Residential District in the Town of Richmond, New York pursuant to Article 200-13 C (5) of the Richmond Town Code. Tax map#150.17-1-46.100

Mabel Storke made a motion to open the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Susan called into the meeting, clarification of application and square footage. The Code limits the size of a bunk house to 200 sq. ft. Applicant seeks approval for approximately 480 sq. ft.

Mabel Storke made a motion to close the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Jared Ransom inquired about plumbing as the previous application had plumbing added. Ms. Clark would like to add a bathroom to the bunk house. Chairman Ohl explained that Ms. Clark would go to Code Enforcement about the bathroom and tonight is to deal with the bunk house and expanded square footage.

Chairman Ohl made a motion made a motion to approve the increase of square footage to approximately 480 sq. feet of the permitted bunk house, Mable Storke seconded the motion, vote followed.

Chairman Ohl- Aye

Jared Ransom- Aye

Mabel Storke- Aye
John Goff Jr.- Aye

APPROVED

Applicant Melvin and Valerie Flynn for a Special Use permit for property location at 9039 Ashely Road to place a 336sq ft shed behind house that needs relief of the 200sq ft max on an accessory building in an A Residential/Agricultural District in the Town of Richmond, New York pursuant to Article IV Section 200-12 C (2) of the Richmond Town Code. Tax map#135.00-1-2.210

Jared Ransom made a motion to open the public hearing, John Goff Jr. seconded the motion, approved unanimously.

The Flynn's are present. In this district there is a restriction on this type of building to 200 sq. ft.. The OCPB did not take any position on this application.

Mabel Storke made a motion to close the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Chairman Ohl made a motion to approve the Special Use Permit to allow a 336 sq. ft. shed,

Mabel Storke seconded the motion, vote followed.

Chairman Ohl- Aye
Jared Ransom- Aye
Mabel Storke- Aye
John Goff Jr.- Aye

APPROVED

Applicant Richard and Jane Frost for an Area Variance for property location at 4466 and 4476 County Road 33 for relief of acer minimum in an E District in the Town of Richmond, New York pursuant to Article IV Section 200-74 of the Richmond Town Code. Tax map#150.05-1-77.110

Applicant Richard and Jane Frost for an Area Variance for property location at 4466 and 4476 County Road 33 for placement of residence in a business district in an E District in the Town of Richmond, New York pursuant to Article IV Section 200-74 of the Richmond Town Code. Tax map#150.05-1-77.110

Mabel Storke made a motion to open the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Jared Ransom is recusing himself from this matter.

Chairman Ohl reviewed the history of these properties. The ZBA previously approved lot size variance prior to going to Planning Board. David Richardson, Planning Board Chairman was present and confirmed that the Planning Board had performed the SEQR review and voted to permit the subdivision subject to the applicants receiving the necessary variances from the ZBA.

Mabel Storke made a motion to close the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Mable Storke made a motion to approve the variances on both properties, John Goff Jr. seconded the motion, vote followed.

Chairman Ohl- Aye

Mabel Storke- Aye

John Goff Jr.- Aye

APPROVED

Applicant George and Pamela McKay for an Area Variance for property location at 5408 Hamilton Point to build a garage in the same location of garage that was destroyed by fire and relief of front and side setbacks in an B Residential District in the Town of Richmond, New York pursuant to Article IV Section 200-13(F) of the Richmond Town Code. Tax map#165.05-1-38.100

Jared Ransom made a motion to open the public hearing, John Goff Jr. seconded the motion, approved unanimously.

The McKay's are present. Jared Ransom inquired why not turn the garage 90 degrees which would have no setback issues. The McKay's have a shed north of the garage and would need to drive across the lawn to access the garage if they turned it. The garage door will be going where the apron is as it was before.

Jared Ransom made a motion to close the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Clarification was made the McKay's are not putting a lean-to on the garage. The proposed garage will be 24' W x 30' L. ZBA determined this would be an approximate 10-foot setback on the back edge of building to property line.

Chairman Ohl made a motion to approve the variance to previous location with requirement that the improvement be located no closer than 5 feet from the rear of the property line,

Mabel Storke seconded the motion, vote followed.

Chairman Ohl- Aye
Jared Ransom- Aye
Mabel Storke- Aye
John Goff Jr.- Aye

APPROVED

Applicant Norton Laundry Mill of Honeoye, LLC for designation of Lead Agency for special use permit for property location at 4815 County Road 37 for construction of a 3 bay self-serve community carwash and a 2100 Sq Ft commercial building in an E Business District in the Town of Richmond, New York pursuant to Article 200-16 D. (10) of the Richmond Town Code. Tax map#135.14-1-15

Mable Storke made a motion to open the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Applicants are present, no changes since meeting the last time.

Chairman Ohl went through the five special use permit findings.

Mabel Storke made a motion to close the public hearing, John Goff Jr. seconded the motion, approved unanimously.

Chairman Ohl made a motion to approve the special use with findings already discussed and applicant following the comments of the OCPB to be taken into consideration

Mable Storke seconded the motion, vote followed.

Chairman Ohl- Aye
Jared Ransom- Aye
Mabel Storke- Aye
John Goff Jr.- Aye

APPROVED

New Applications: None

Old/New Business:

The ZBA is in need to replace secretary. Jared Ransom's proposed candidate could not attend

tonight's meeting. Inquiry to Devin Cornish if this was discussed at the town board meeting. Devin reports it was discussed and position was posted last week.

Mable Storke made a motion to close the meeting, John Goff Jr. seconded the motion, approved unanimously.

Adjourn: 7:51pm

The next meeting of the Town of Richmond Zoning Board of Appeals will be held at 7:00 PM on Tuesday, September 19, 2023, at the Richmond Town Hall.



Respectfully Submitted, _____
Alison Flynn, Secretary Date 8/16/2023